

**SEMINOLE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
MEETING MINUTES
January 30, 2020**

Call to Order

Melody Frederick called the meeting to order at 3:10 pm

Committee Members Present: Kenneth Bentley Scott Culp, Yvette Hernandez, Robin Rokowski, Penny Seater, George St. Pierre

Committee Members Absent: Kim Fogel, Shannon Seiple, Silvia McClain, William Jackson

Staff Members Present: Melody Frederick, Program Manager; Stafanesha Rodgers, HUD Administrator, Sylvia Johnson, Project Manager, Michelle Cahill, Project Manager

Welcome Members

Melody Frederick welcomed the committee and provided the committee with most recent draft of the County Attainable Housing Strategic Plan. She explained that the document is still a work in progress and will be further revised and refined.

Discussion of Draft Attainable Housing Strategic Plan

Melody gave a background of the regional affordable housing initiative and explained that each jurisdiction that participated in the initiative was to present the study to their respective leadership. Each partner jurisdiction was also supposed to determine the strategies they would use to address affordable housing needs in their areas. She further explained Seminole County Development Services Staff and Community Development staff participated in Board presentations and work sessions regarding affordable housing. Staff was directed by the Board to develop a strategic plan that addresses affordable housing and workforce housing. She advised the AHAC Committee staff was given a short timeframe to develop and prepare the strategic plan.

Melody reviewed the recommendations outlined in the plan. She explained the recommendations are categorized into short and long term based on the estimated time it will take to implement the strategies.

Short Term Strategies (1-3 Years) include:

- Using the Shimberg Center's Access and Opportunity Model to identify areas most appropriate for affordable Housing
- Adopting a Community Land Trust Ordinance
- Establishing an Affordable Housing Trust Fund (locally funded)
- Establishing incentive program to reduce or subsidize impact fees, provide tax incentives, expedited permitting
- Preserving existing units

- Housing Finance Authority - Explore the costs, benefits and feasibility of creating a housing finance authority. Examine the current agreement with Orange County Housing Finance Authority to determine if expansion of the scope and range of the agreement is beneficial to Seminole County.
- Engaging, Educating and Informing the industry- create an education and marketing campaign to increase awareness
- Creating an Attainable Housing Program Manager- budget for an attainable housing manager
- Performing a Commercial Linkage Fee Nexus Study
- Seeking local funds to start the affordable housing trust

Long Term Strategies (4-10 Years) include:

- Establishing a Land Banking Program
- Considering Transfer of Development Rights & Vertical Adjacency (Air Rights)
- Establishing a locally funded purchase assistance program
- Continuing funding of housing fund from a variety of sources
- Adopting linkage fee to support affordable housing- based on nexus study
- Including purchase assistance program in future budgets, if approved.
- Identifying other revenues to include in the affordable housing funds.

Discussion ensued about the recommended strategies. When discussing the locally funded housing trust fund recommendation, George asked how the trust fund will be started. Melody explained in addition to regulatory recommendations there financial recommendations. Staff will request general revenue funds to get the affordable housing trust fund started. Penny inquired about the SHIP program and stressed the importance of continued advocacy for full funding from the SHIP Trust fund from the State of Florida. The committee agreed. Melody agreed we need all possible resources to address the housing crisis in our area. Continued advocacy for full SHIP funding is necessary. The group spoke at length about how the SHIP dollars are swept by the legislature annually.

Penny also asked about the status of the SHIP dollars in Seminole County for purchase assistance. George asked about the certification classes for lenders because some lenders' certifications that allow them to participate in the Seminole County purchase assistance program are expiring soon. Stafanisha informed the committee that purchase assistance funds will be made available for purchase assistance and lenders certification classes will resume soon.

Scott asked about the recommendation to examine establishing a Housing Finance Authority. He explained it is costly to establish a Housing Finance Authority. He mentioned that the Orange County Housing Finance Authority is one of the most expensive to run. He also explained that not having a Housing Finance Authority does not stop affordable housing from getting developed in Seminole County. He suggested the County tap into the resources of the existing Housing Finance Authorities in our area instead of creating a new Housing Finance Authority. He surmised that Seminole County could fair better by establishing interlocal agreements with the existing

housing finance authorities. The members of the committee agreed that partnering could save resources.

The committee was happy to see a recommendation for Seminole County to participate in a nexus study to determine if linkage fees could be charged to support affordable housing. They were in favor of the recommendations, however; they felt the non-recommended option for inclusionary zoning should be included and presented to the Board. Penny inquired about the political will to have inclusionary zoning approved. The feedback staff received from the apartment association was not favorable for inclusionary zoning. Scott felt staff should still try for it and see if the Board would be agreeable for inclusionary zoning with stipulations to limit inclusionary zoning to developments that are large in size (500 units or more) seeking substantial entitlements.

The committee also felt the staff recommended request for monies to start the local housing trust fund was too low. Staff is currently requesting \$ 500,000 in general revenue to start the trust fund, \$50,000 for the nexus study \$80,000 for the program manager position, and redirecting foreclosure registry revenues to the fund – approximately \$100,000.

The AHAC feels that staff should seek \$1 million dollars to start the affordable housing trust fund, \$50,000 for the linkage fee study, and \$120,000 for attainable housing staff. They compared the amounts Orange County and Osceola County are giving for their programs. They feel Seminole County should match Osceola County's \$1million.

The committee also pointed out language revisions for staff to make.

Melody advised the group that the staff work session will occur February 11, 2020 and if the Board is agreeable, staff plans to present the plan for approval on February 25, 2020. The committee thanked the staff for its work on the plan and asked to be reminded of the Board meeting date to approve the strategic plan.

Adjournment

Meeting adjourned at 4:20pm

APPROVED BY:

TRANSCRIBED BY:

Melody B. Frederick, Program Manager